Historic Properties & Base Realignment and Closure 2005

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Major Closures: Installations Recommended for Closure with Plant Replacement Value Exceeding $100M (25 Total)

Army (12)

- Riverbank Army Ammunition Plant, CA
- Fort Gillem, GA
- Fort McPherson, GA
- Newport Chemical Depot, IN
- Kansas Army Ammunition Plant, KS
- Selfridge Army Activity, MI
- Mississippi Army Ammunition Plant, MS
- Fort Monmouth, NJ
- ~~Hawthorne Army Depot, NV~~
- Umatilla Chemical Depot, OR
- Lone Star Army Ammunition Plant, TX
- ~~Red River Army Depot, TX~~
- Deseret Chemical Depot, UT
- Fort Monroe, VA

Department of Navy (7)

- ~~Naval Support Activity, Corona, CA~~
- Naval Weapons Station Seal Beach
- Concord Detachment, CA
- Broadway Complex, San Diego, CA*
- ~~Submarine Base New London, CT~~
- Naval Air Station Atlanta, GA
- ~~Naval Support Activity New Orleans, LA~~
- ~~Naval Shipyard Portsmouth, ME~~
- Naval Air Station Brunswick, ME*
- Naval Station Pascagoula, MS
- Naval Air Station Willow Grove, PA
- Naval Station Ingleside, TX

Air Force (6)

- Galena Forward Operating Location, AK*
- Kulis Air Guard Station, AK
- Onizuka Air Force Station, CA
- ~~Otis Air National Guard Base, MA~~
- ~~W. K. Kellogg Airport Air Guard Station, MI~~
- Cannon AFB, NM
- ~~Niagara Falls International Airport~~ Air Guard Station, NY
- ~~Pittsburgh International Airport Air Reserve~~ Station, PA
- Ellsworth AFB, SD
- Brooks City Base, TX
- General Mitchell ARS, WI

* Added by the BRAC Commission

Major Realignments: Installations losing 400 + Net Total Military and Civilian Personnel (24 Total)

Army (5)

- Walter Reed National Military Medical Center (at Bethesda), DC
- Rock Island Arsenal , IL
- Ft Knox, KY
- Army Reserve Personnel Center, St Louis, MO
- Ft Eustis, VA

Department of Navy (10)

- MCLB Barstow, CA
- Naval Base Ventura City, CA
- Naval Base Coronado, CA
- Naval Medical Center San Diego, CA
- Naval District Washington, DC
- NAS Pensacola, FL
- NS Great Lakes, IL
- NSA Crane, IN
- NAS Brunswick, ME
- NAS Corpus Christi, TX
- Naval Medical Center Portsmouth, VA
- NAS Oceana, VA*

Air Force (8)

- Eielson AFB, AK
- Elmendorf AFB, AK
- ~~Maxwell AFB, AL~~
- Mountain Home AFB, ID
- Pope AFB, NC
- Grand Forks AFB, ND
- ~~Portland IAP AGS, OR~~
- Lackland AFB, TX
- Sheppard AFB, TX
- McChord AFB, WA

Defense Agencies / Multiple Services (1)

- ~~National Capital Region Leased~~ locations, DC
- DFAS Cleveland, OH
- DFAS Arlington, VA

* Added by the BRAC Commission

Way Forward

- The Department has begun implementing the recommendations and must complete this effort within 6 years of the President's approval (Sep 15, 2005)
  - The Commission submitted recommendations to the President on September 8th
  - The President approved the Commission recommendations on September 15th
  - Congress did not enact a joint resolution of disapproval before the earlier of 45 days or adjournment *sine die*, which was November 9th. The Department must close and realign the installations recommended in the Commission's report.

Cultural Resources at Major Closures

- Two National Historic Landmarks
  - Fort Monroe, VA
  - Medical Museum Collection at Walter Reed Medical Center, DC

  (Major Realignment, the Collection is not moving)

Cultural Resources at Major Closures

- 12 Historic Districts
  - Galena Forward Operating Location, Alaska
  - Broadway Complex, San Diego, California (3)
  - Walter Reed Medical Center, DC (Major Realignment)
  - Fort Gillem, Georgia
  - Fort McPherson, Georgia
  - Selfridge Army Activity, Michigan
  - Fort Monmouth, New Jersey
  - Brooks City Base, Texas
  - Fort Monroe, Virginia (2)
- 482 Historic Buildings – Contributing Elements of a Historic Districts
- 76 Historic Buildings listed/eligible individually

Cultural Resources at Army Reserve Centers

- *Delaware*: Major Robert Kirkwood United States Army Reserve Center, Newark
- *Maryland*: Flair Memorial Armed Forces Reserve Center, Frederick
- *Missouri*: Jefferson Barracks United States Army Reserve Center
- *Montana*: Army Reserve Center Veuve Hall (building #26) and Area Maintenance Support Activity #75 on Fort Missoula
- *Ohio*: Fort Hayes US Army Reserve Center, Columbus
- *Washington*: Vancouver Barracks

Historic Properties

- 6 Centers with Historic Properties
- No NHLs
- Six Historic Districts,
  - 39 buildings/structures
- 15 individual buildings listed/eligible
- Only Vancouver Barracks has archeology sites

National Historic Preservation Act
Section 106

Military Departments:

- Must consider the effects of BRAC actions on historic properties
- Must provide the Advisory Council on Historic Preservation (ACHP) an opportunity to comment
- Are responsible for the consequences of its action on historic properties and be publicly accountable for their decisions.
- Are responsible for initiating the Section 106 process, most of which takes place between them and State and tribal officials. A State Historic Preservation Officer (SHPO), appointed by the Governor, coordinates the historic preservation program in their state and consults with the Military Departments during the Section 106 review process.
- Must consult with the public and officials of federally recognized Indian tribes, when tribal lands or historic properties of significance to tribes are involved.

The point of Section 106 review is not to stop projects.
is to ensure that Military Departments fully consider historic preservation issues
and the views of the public while planning BRAC actions.

Five Steps to Successful Section 106

Military Departments must:

1. Determine if Section 106 applies to a given project, and, if so, initiate the review process (under Section 106, those Federal actions that have the potential to effect historic properties are called “undertakings”);
2. Gather information to decide which properties in the project area are listed in or eligible for the National Register of Historic Places;
3. Determine how historic properties might be affected;
4. Explore alternatives to avoid or reduce harm to historic properties; and
5. Reach agreement with SHPOs, THPOs, and in some cases the ACHP on measures needed to deal with any adverse effect or obtain advisory comments from the ACHP.

Implementation – Historic Properties

Message to the Military Services & Installations

- Know what you have – up to date and accurate inventory
- Know who your external stakeholders are – who you are going to have to consult with
- Be part of the larger Installation BRAC implementation team – come to the table prepared
- Begin discussions with external stakeholders as soon as possible

BRAC Rulemaking Federal Register Notice

§174.19 Historic Preservation

- The Secretary concerned may include such restrictions or conditions (typically a real property interest in the form of a restrictive covenant or preservation easement) in any deed or lease conveying an interest in historic property to a non-Federal entity.
- Before including such a covenant or easement in a deed or lease, the Secretary concerned shall consider whether:
  - the jurisdiction that encompasses the property authorizes such a covenant or easement; and
  - the Secretary can give or assign to a third party the responsibility for monitoring and enforcing such a covenant or easement.

Final Rule published in the Federal Register on February 28, 2006

Base Redevelopment and Realignment Manual

- The Department has published the Base Redevelopment and Realignment Manual, DoD 4165.66-M, on March 1, 2006
- Historic Preservation and Cultural Resources are specifically addressed in Section C8.4 (starting on Page 101).
- Historic Properties and Cultural Resources are referenced appropriately through out the Manual.
- Re-enforces that we must comply with the law.

http://www.defenselink.mil/brac/pdf/4165-66-M_BRR

Options To Protect Historic Properties

- Historic Preservation Ordinances
  - Advantages:
    - Based on police power; inexpensive
    - May be adjusted via administrative processes
  - Disadvantages:
    - Often spark regulatory undertakings litigation
    - May be adjusted via administrative processes
- Work best when linked to comprehensive planning, zoning, & site plan review

Options to Protect Historic Properties

- Preservation Covenants
  - Contracts, not actual property interests
  - May not “run with the land”
  - Enforceable only through legal remedies
- Conservation Easements
  - Recognized “negative servitude in gross”
  - Potentially perpetual, “run with the land”
  - Enforceable through equitable relief
- The Covenant/Easement “Two Step”

Examples from Previous BRAC Rounds

- Fort Sheridan, IL
- Fort Benjamin Harrison, IN
- Lowry Air Force Base, CO
- San Diego Naval Training Center, CA

Advisory Council on Historic Preservation

- Created a BRAC Task Force
- Focused on assistance and information flow
- Targeted audiences:
  - Know nothing about Historic Preservation
  - Know nothing about Base Closure
  - Know nothing about Historic Preservation and Base Closure
- ACHP is creating a web site and special e-mail address: BRAC@achp.gov

Historic Tax Credits

- Jointly run by:
  - National Park Service
  - Internal Revenue Service
  - State Historic Preservation Officers
- 20% of allowable rehab expenses
- Requirements:
  - Buildings must be historic
  - Buildings must be income producing
  - Owners must retain property for a minimum of 5 years
  - Must meet the Secretary of Interior Standards for Rehabilitation

BRAC Web Sites

- Department of Defense:
  - http://www.defenselink.mil/brac/
  - http://www.denix.osd.mil
- Office of Economic Adjustment:
  - http://www.oea.gov/oeaweb.nsf/Home?OpenForm
- BRAC Commission:
  - http://www.brac.gov/
- Department of the Army:
  - http://www.hqda.army.mil/acsim/brac/braco.htm
- Department of the Navy:
  - http://www.navybracpmo.org/
- Department of the Air Force:
  - http://www.af.mil/brac/
- Advisory Council on Historic Preservation
  - http://www.achp.gov